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Attorneys for Plaintiff, Village at Riverwalk Estates Homeowners Association

IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, UTAH
8080 South Redwood Road, West Jordan, UT 84088

<p>VILLAGE AT RIVERWALK ESTATES HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation,</p> <p>Plaintiff,</p> <p>vs.</p> <p>MIRZA N. BAIG, an individual; SAMEERA J. BAIG, an individual; LAWRENCE & WENDI VALERIO LIVING TRUST 12/6/2021; STEVENSON SYLVESTER REVOCABLE TRUST 2/28/2014; and WHITNEY COSBY, an individual,</p> <p>Defendants.</p>	<p>AMENDED DEFAULT JUDGMENT</p> <p>Case No. 240900631</p> <p>Judge Barry Lawrence</p> <p>(Tier 2)</p>
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Based upon the default of defendants Mirza N. Baig and Sameera J. Baig (the “**Baigs**”) and Whitney Cosby (“**Cosby**”), the pleadings on file, proper notice to the Baigs and Cosby, and good cause appearing, it is hereby

ORDERED, ADJUDGED AND DECREED that Default Judgment be issued as follows:

1. The Defendants identified above and any subsequent Owner of that Defendant's respective Lot, Salt Lake County Parcel nos. 27-14-204-011-0000 and 27-14-204-013-0000, are separately, individually, and proportionately financially responsible for the obligations set forth herein, with no joint or collective liability among the two (2) Lots. Each Lot identified herein bears its own independent obligations for a proportionate share of the maintenance and upkeep of Jordan Creek Drive, including the entry / exit gate down to the access easement of the Vance Olson Subdivision and any infrastructure serving or that will serve Salt Lake County Parcel nos. 27-14-204-011-0000 and 27-14-204-013-0000 as follows:
 - a. 1/140 of the Village at Riverwalk Estates Homeowners Association's annual expenses for:
 - a. Maintenance, repair, and replacement of the vehicle and pedestrian gates on Jordan Creek Drive,
 - i. Electricity for the vehicle and pedestrian gates and streetlights on Jordan Creek Drive,
 - ii. Maintenance, repair, and replacement of the cobblestone roundabout on Jordan Creek Drive, and
 - iii. Maintenance, repair, and replacement of the mailboxes serving the Association and Defendants' Lot.
 - b. 1/140 of 20% of the Village at Riverwalk Estates Homeowners Association's annual expenses for:

- i. Landscaping, and
 - ii. Water for the landscaped areas.
 - c. 1/140 of 6.76% of the Village at Riverwalk Estates Homeowners Association's annual expense for:
 - i. Maintenance, repair, and replacement of Jordan Creek Drive,
 - ii. Snow removal on Jordan Creek Drive,
 - iii. Storm drain usage.
- 2. For the avoidance of doubt, the percentage allocations above apply to each individual Lot, calculated independently and not in the aggregate.
- 3. The Village at Riverwalk Estates Homeowners Association shall remit an invoice to the current Owner of each Lot—Salt Lake County Parcel nos. 27-14-204-011-0000 and 27-14-204-013-0000—for the Owner's proportionate share of expenses under the methodology above which shall be due thirty (30) days after the invoice is mailed via first-class mail;
- 4. Defendants and any subsequent Owner(s) of Salt Lake County Parcel nos. 27-14-204-011-0000 and 27-14-204-013-0000 are restricted to the use of Jordan Creek Drive from the entry / exit gate down to the access easement of the Vance Olson Subdivision and Defendants and any subsequent Owners of Salt Lake County Parcel nos. 27-14-204-011-0000 and 27-14-204-013-0000 are not entitled to access the Riverwalk PUD beyond that easement; and

5. This Amended Default Judgment may be recorded on title for Parcel nos.
27-14-204-011-0000 and 27-14-204-013-0000 in the office of the Salt Lake County
Recorder.
6. The obligations imposed by this Amended Default Judgment run with the land and
attach separately to each Lot, not jointly or collectively.

Entered as indicated by the signature and date set forth at the top of the first page.

-----**END OF ORDER**-----

CERTIFICATE OF SERVICE

I hereby certify that on April 20, 2026 I caused a true and correct copy of the foregoing to be electronically filed and served via the Court's Electronic Filing notification system on all E-filers of record in this matter and by first-class U.S. Mail on the following:

Mirza N. Baig
Sameera J. Baig
10599 South Harvest Point Drive
South Jordan, UT 84009
Defendants

Whitney Cosby
Steven Sylvester Revocable Trust 2/28/2014
1762 West Brocious Way
South Jordan, UT 84095
Defendants

/s/ Sherri Workman